

# LAKE FOREST RESORT AND CLUB CONDOMINIUM ASSOCIATION



## ARTICLES OF INCORPORATION (Effective 9.22.1980)

ARTICLES OF INCORPORATION  
OF  
LAKE FOREST RESORT & CLUB CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for purpose of forming a non-stock, non-profit corporation under the laws of the State of Wisconsin, pursuant to Wisconsin Statute Section 181.01 et seq, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be Lake Forest Resort & Club Condominium Association, Inc.

ARTICLE II

The period of existence of this corporation shall be perpetual.

ARTICLE III

The general purpose of this non-stock, non-profit corporation shall be as follows: to be the "Association" (as defined in Condominium Ownership Act of the state of Wisconsin, Wis. Stats. 703.01 et seq) for the operation of the Condominium known as Lake Forest Resort & Club, a condominium, at Eagle River, Wisconsin, created pursuant to the provisions of the Condominium Ownership Act, and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium as set forth in the Declaration of Condominium and exhibits annexed thereto.

ARTICLE IV

All persons who are owners of Condominium parcels within said Condominium shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer an owner of a Condominium parcel. Membership in the Corporation shall be limited to such Condominium parcel owners.

Persons who own an interest in condominium parcels under a plan of interval ownership, as defined in the By-Laws of this Corporation, shall be members of the Corporation, their rights and duties to be as defined in the Declaration of Condominium.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium recorded in the Register of Deeds office for Vilas County, Wisconsin.

ARTICLE V

The names and addresses of the incorporators of this Corporation are as follows:

A.G. Neuser, Route 2, Birchwood, Wisconsin  
E.L. Mason, Post Office Box 144, Eagle River, Wisconsin

## ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by the Board of Directors composed of not less than seven (7) members, nor more than the number specified in the By-Laws. The directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for terms to be specified in the By-Laws of the Corporation, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of directors and for filling vacancies on the directorate, shall be established by the By-Laws.

Section 2. The principal officers of the Corporation shall be: President, Vice-president, Treasurer, and Secretary, who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

## ARTICLE VII

The following persons shall constitute the first Board of Directors of the Corporation: James Hoppe, Marvin Schultz, Frank R. Spina, Jr., E.L. "Jim" Mason, A.G. Neuser, Richard Rousseau, and Ken Mason.

## ARTICLE VIII

The Corporation shall have all the powers set forth in Wisconsin Statute 181.04 (1977), all of the powers set forth in the Condominium Ownership Act of the State of Wisconsin, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the Condominium and recreation facilities.

## ARTICLE IX

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event that there are any excess receipts or disbursements as a result of performing services, such excess shall be applied against future expenses, etc.. The Corporation may pay compensation in a reasonable amount to its members, directors, and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said Condominium property shall be set forth in the Declaration of Condominium and/or By-Laws.

ARTICLE X

The mailing addresses of the principal office of this Corporation is Post Office Box 114, Eagle River, Wisconsin, and the name of the initial registered agent of this Corporation at that address is E.L. Mason. IN WITNESS WHEREOF, The incorporators have hereunto set their hands and seals this 22nd day of September, 1980.

/s/ A.G. Neuser  
A.G. Neuser

/s/E.L. Mason  
E.L. Mason

STATE OF WISCONSIN

COUNTY OF

Personally came before me this 22nd day of September, 1980, the above named A.G. Neuser and E.L. Mason, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

/s/ Carl R. Fenwick  
Carl R. Fenwick  
Notary Public, State of Wisconsin  
My Commission is permanent

This instrument was drafted by Attorney Carl R. Fenwick